

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR DISPOSITION PARCELS
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, two (2) independent opinions of value for parcels RD-25 and RR-9 have been obtained in accordance with the objectives and controls of the South End Urban Renewal Plan:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed minimum disposition prices are hereby approved and determined to be not less than the fair value of the parcels for use in accordance with the Urban Renewal Plan for the Project Area:

<u>DISPOSITION PARCELS</u>	<u>DISPOSITION REUSE</u>	<u>RECOMMENDED MINIMUM DISPOSITION PRICE</u>
RD-25	Resid.-Rehab.	\$3,000.00
RR-9	Resid.-Tot-Lot	\$ 375.00

PARCEL RD-25

LOCATION 155 Worcester St.

USE Resid - Rehab

DU's 4 d.u.'s

AREA 2103 Sq. Ft.

WIDTH 21 Ft.

DEPTH 100 Ft.

ACCESS Worcester St.

PARKING

ZONING

NOTES

PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE.
PENDING FINAL SURVEYS

FOR DEFINITIONS STANDARDS & CONTROLS
SEE

CITY END URBAN RENEWAL PLAN

PROJECT NO MASS R-56

AS APPROVED BY THE

BOSTON REDEVELOPMENT AUTHORITY

SEPT. 23, 1965

DISPOSITION

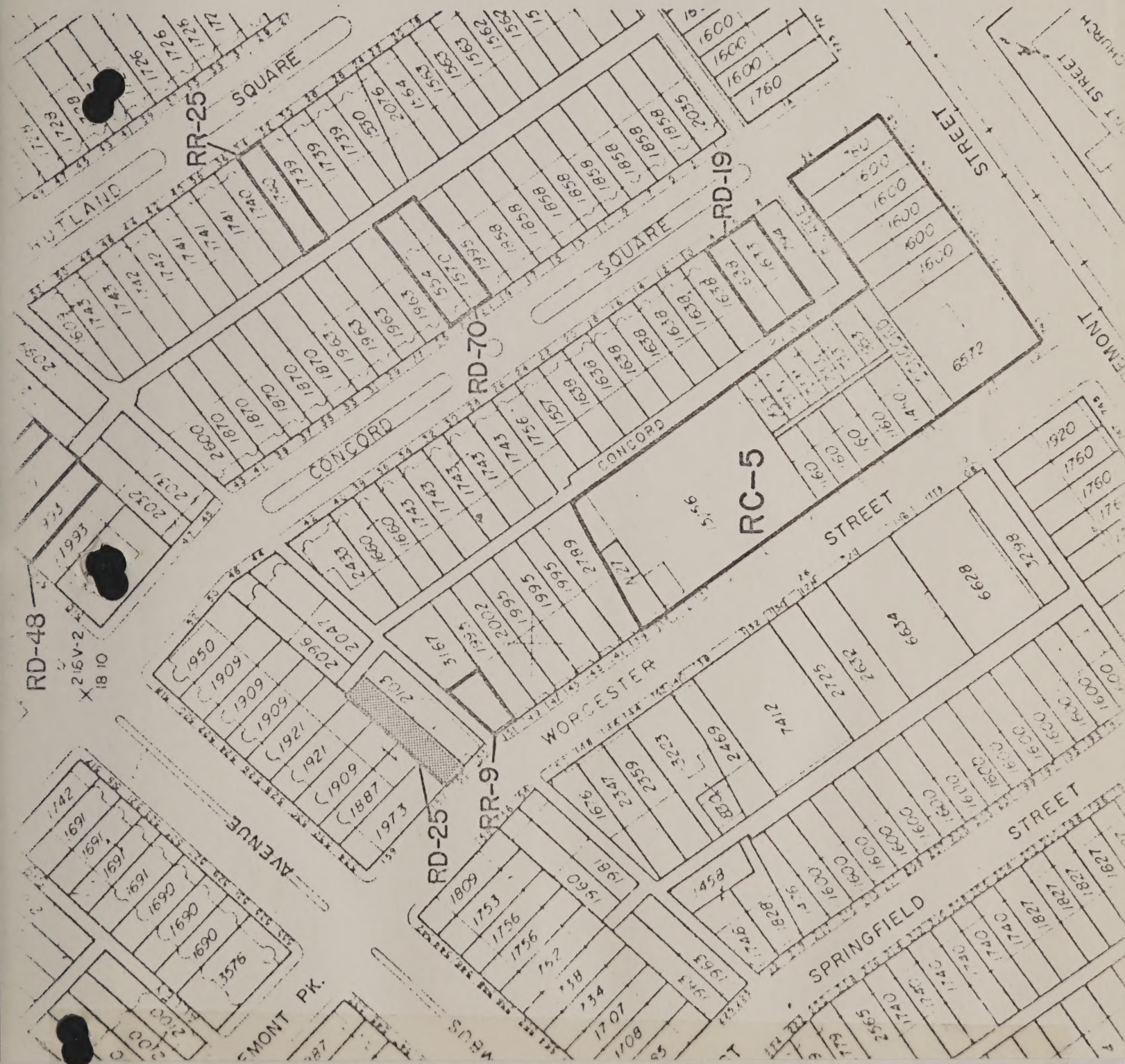
PARCELS

SOUTH END

URBAN RENEWAL AREA

MASSACHUSETTS R-56

BOSTON REDEVELOPMENT AUTHORITY



PARCEL RR-9

LOCATION 151 Worcester St.

USE Residential or
DU's Landscaped Tot Lot

AREA 3,167 Sq. Ft.

WIDTH Irregular

DEPTH 45 Ft.

ACCESS Worcester St.

PARKING

ZONING

NOTES:

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SEE

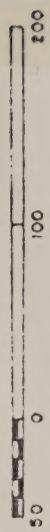
SOUTH END URBAN RENEWAL PLAN

PROJECT NO. MASS. R-56

AS APPROVED BY THE

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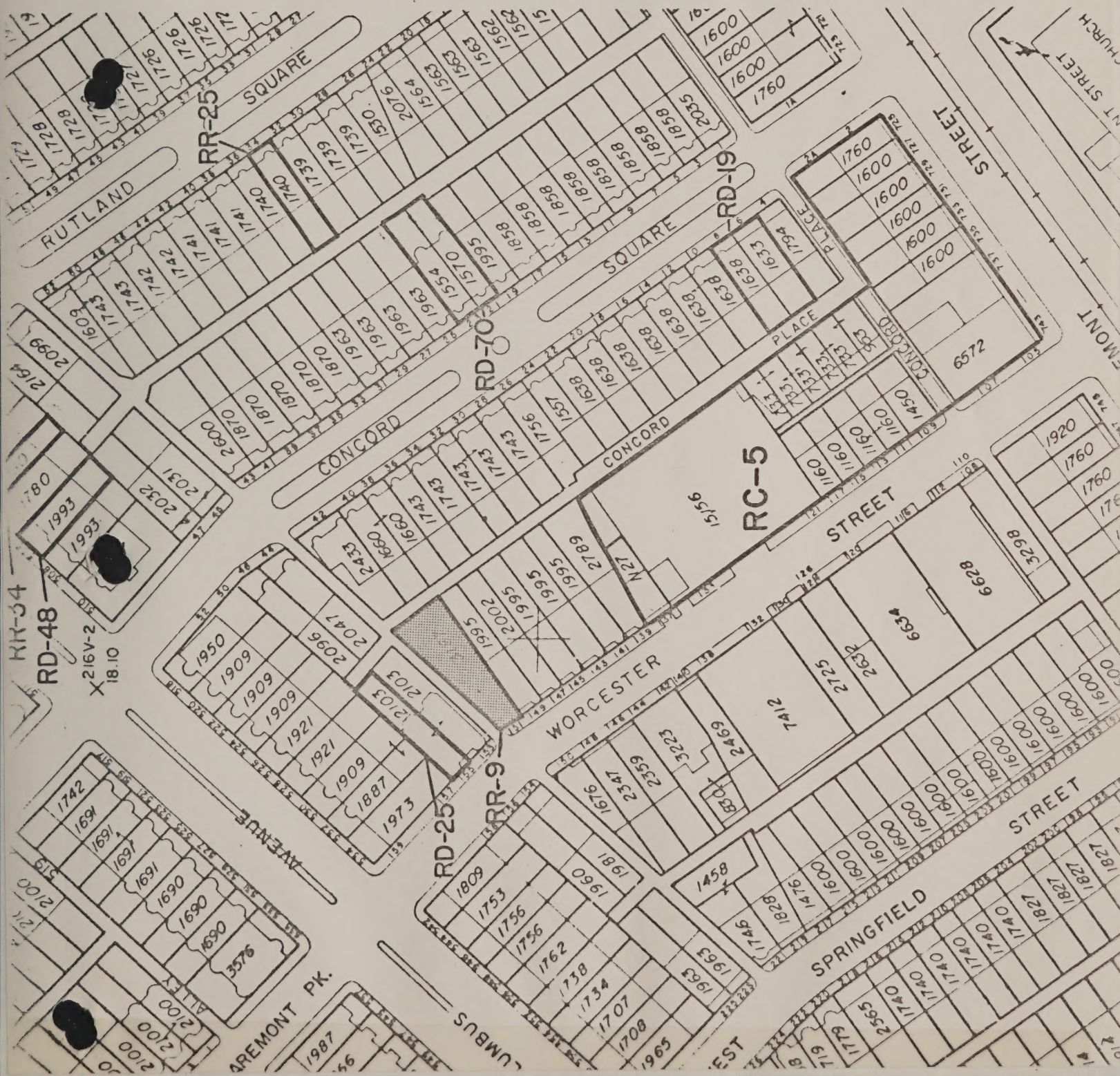
SEP 23, 1965



DISPOSITION
PARCELS

SOUTH END
URBAN RENEWAL AREA
MASSACHUSETTS R-56

BOSTON REDEVELOPMENT AUTHORITY



MEMORANDUM

RE-SUBMITTED: JANUARY 11, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: MINIMUM DISPOSITION PARCELS
PARCELS RD-25 and RR-9
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

SUMMARY: This Memo requests approval of a minimum disposition price for parcels RD-25 and RR-9 in the South End Urban Renewal Area.

Disposition Parcel RD-25, located at 155 Worcester Street, consists of approximately 2103 square feet and Disposition Parcel RR-9, located at 151 Worcester Street, consists of approximately 3,167 square feet. These parcels are to be rehabilitated by the Concord Square Trust, the real estate entity of the Cooperative Metropolitan Ministries, a non-profit organization of 34 churches and temples in the Greater Boston area. The Authority voted a final designation and authorized conveyance on June 18, 1970, for RD-25, and June 29, 1972, for RR-9.

Parcels RD-25 and RR-9 have been appraised by Ryan, Elliott Appraisal Co. and Peter A. Laudati & Son in accordance with the provisions of the South End Urban Renewal Plan for residential rehabilitation reuse and residential Tot-Lot reuse respectively. The first appraisal firm has indicated an opinion of value of \$2,880.00 and \$375.00, respectively, while the second firm has indicated an opinion of value of \$3,240.00 and \$300.00, respectively.

On the basis of these opinions of value, it is recommended that the Authority adopt the attached Resolution approving a minimum disposition price of \$3,000.00 for parcel RD-25 and \$375.00 for Parcel RR-9.

An appropriate Resolution is attached.

Attachment

